



17943



APPLICATION FORM

Humboldt County Planning and Building Department

Current Planning Division 3015 H Street Eureka, CA 95501-4484

Phone (707) 445-7541 Fax (707) 268-3792

INSTRUCTIONS:

- 1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

SECTION I

APPLICANT (Project will be processed under Business name, if applicable.)

Business Name:
Contact Person: Steve Stombeck
Mailing Address: 960 S. G Street
City, St, Zip: Arcata, CA 95521
Telephone: 707-822-4557 Fax:
Email:

AGENT (Communications from Department will be directed to agent)

Business Name: Points West Surveying
Contact Person: Jesse Buffington
Mailing Address: 5201 Carlson Park Drive - Ste 4
City, St, Zip: Arcata, CA 95521
Telephone: 707-840-9510 Fax: 707-840-9542
Email: buffington@pointswestsurveying.com

OWNER(S) OF RECORD (If different from applicant)

Owner's Name:
Mailing Address:
City, St, Zip:
Telephone: Fax:

Owner's Name:
Mailing Address:
City, St, Zip:
Telephone: Fax:

LOCATION OF PROJECT

Site Address: 2427 Elizabeth Road
Community Area: McKinleyville

Assessor's Parcel No(s): 511-491-021
Parcel Size (acres or sq. ft.): 14.98 acres

Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons? YES NO

SECTION II

PROJECT DESCRIPTION

Describe the proposed project (attach additional sheets as necessary):
This project proposes a Zone Reclassification Petition to allow for the subsequent subdivision of this 14.98 acre parcel. The parcel is currently zoned Agriculture General with a minimum parcel size of 10 acres (AG-B-5(10)) and this petition requests consideration of a minimum parcel size of 5 acres (AG-B-5(5)). The parcel has a General Plan designation of Residential Agriculture specifying average parcel size of 5-20 acres. This petition is consistent with the plan density specified in the McKinleyville Community Plan.

SECTION III

OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT

I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are not complete or do not contain truthful and accurate information will be delayed, and may result in denial or revocation of approvals.

Applicant's Signature

Date 9/23/22

If the applicant is not the owner of record: I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.

Owner of Record Signature

Date

Owner of Record Signature

Date

PLN-2022-17943 ZRP

This side completed by Planning and Building Staff



Checklist Completed by: _____ Date: _____

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION

Item	Received	Item	Received
<input checked="" type="checkbox"/> Filing Fee of \$ 1,927.00	<input checked="" type="checkbox"/>	<input type="checkbox"/> Agricultural Feasibility Study	<input type="checkbox"/>
<input checked="" type="checkbox"/> Fee Schedule (see attached, please return completed fee schedule with application)	<input checked="" type="checkbox"/>	<input type="checkbox"/> Architectural Elevations	<input type="checkbox"/>
<input checked="" type="checkbox"/> Plot Plan 2 copies (folded if > 8½" x 14")	<input checked="" type="checkbox"/>	<input type="checkbox"/> Design Review Committee Approval	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map 15 folded copies (Minor Subd)	<input type="checkbox"/>	<input type="checkbox"/> Environmental Assessment	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map 18 folded copies (Major Subd)	<input type="checkbox"/>	<input type="checkbox"/> Exception Request Justification	<input type="checkbox"/>
[Note: Additional plot plans/maps may be required]		<input type="checkbox"/> Floor Plans	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tentative Map/Plot Plan Checklist (complete and return with application)	<input checked="" type="checkbox"/>	<input type="checkbox"/> Lot Size Modification Request Justification	<input type="checkbox"/>
<input type="checkbox"/> Division of Environmental Health Questionnaire	<input type="checkbox"/>	<input type="checkbox"/> Military Training Route (see County GIS)	<input type="checkbox"/>
<input type="checkbox"/> On-site sewage testing (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> Parking Plan	<input type="checkbox"/>
<input type="checkbox"/> On-site water information (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> Plan of Operation	<input type="checkbox"/>
<input type="checkbox"/> Solar design information	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Hydraulic and Drainage Plan	<input type="checkbox"/>
<input type="checkbox"/> Chain of Title	<input type="checkbox"/>	<input type="checkbox"/> R1 / R2 Report (Geologic/Soils Report, 3 copies with original signatures)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grant Deed		<input type="checkbox"/> Hold Harmless and Indemnification Agreement	<input type="checkbox"/>
<input checked="" type="checkbox"/> Current <input type="checkbox"/> Creation	<input checked="" type="checkbox"/>	<input type="checkbox"/> Second Dwelling Unit Fact Sheet	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Title Report (two copies, prepared within the last six months prior to application)	<input type="checkbox"/>	<input type="checkbox"/> Variance Request Justification	<input type="checkbox"/>
		<input type="checkbox"/> Vested Right Documentation/Evidence	<input type="checkbox"/>
		<input checked="" type="checkbox"/> Other <u>Petition Findings</u>	<input checked="" type="checkbox"/>
		<input type="checkbox"/> Other _____	<input type="checkbox"/>
		<input type="checkbox"/> Other _____	<input type="checkbox"/>

FOR INTERNAL USE

<input type="checkbox"/> Ag. Preserve Contract <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Coastal Development Permit <input type="checkbox"/> Administrative <input type="checkbox"/> Planning Commission <input type="checkbox"/> Design Review <input type="checkbox"/> Inland <input type="checkbox"/> Coastal <input type="checkbox"/> Determination of Legal Status <input type="checkbox"/> Determination of Substantial Conformance <input type="checkbox"/> Extension of _____ <input type="checkbox"/> Fire Safe Exception Request	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> General Plan Petition <input type="checkbox"/> Information Request <input type="checkbox"/> Modification to _____ <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Preliminary Project Review <input type="checkbox"/> Special Permit <input type="checkbox"/> Administrative <input type="checkbox"/> Planning Commission H.C.C. § _____ <input type="checkbox"/> Subdivision <input type="checkbox"/> Parcel Map <input type="checkbox"/> Final Map <input type="checkbox"/> Exception to the Subdivision Requirements	<input type="checkbox"/> Reclamation Plan <input type="checkbox"/> Surface Mining Permit <input type="checkbox"/> Surface Mining Vested Right Determination <input type="checkbox"/> Timber Harvest Plan Information Request <input type="checkbox"/> Use Permit H.C.C. § _____ <input type="checkbox"/> Variance H.C.C. § _____ <input type="checkbox"/> Zone Reclassification <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____
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Application Received By: Collin Slavey Date: 09-23-2022 Receipt Number: _____

General Plan Designation: _____

Plan Document: _____

Land Use Density: _____

Zone Designation: _____

Coastal Jurisdiction Appeal Status: Appealable Not Appealable

Preliminary CEQA Status:

Environmental Review Required

Categorically Exempt From Environmental Review: Class _____ Section _____

Statutory Exemption: Class _____ Section _____

Not a Project

Other _____



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STROMBECK ZONE RECLASSIFICATION PETITION FINDINGS

APN 511-491-021

2427 Elizabeth Road, McKinleyville CA 95519

This Petition for a Zone Reclassification is proposed to allow for the subsequent subdivision of a 14.98 acre parcel. The parcel is currently zoned Agriculture General with a minimum parcel size of 10 acres (AG-B-5(10)) and this petition requests consideration of a minimum parcel size of 5 acres.

Section 50.3.1:

This proposal is in the public interest because it will create an additional parcel for housing development in a highly desirable area of the unincorporated area of Humboldt County, between McKinleyville and Fieldbrook.

Section 50.3.2:

The subject parcel has a General Plan designation of Residential Agriculture specifying average parcel size of 5-20 acres. This petition is consistent with the plan density specified in the McKinleyville Community Plan. Humboldt County is struggling to keep up with demand for housing and Section 8.3 of the 2019 Housing Element states "Continuing to provide an adequate supply of land for housing is one of the most significant goals of this Plan." The Housing Element mentions the necessity of providing for all types of housing and this new parcel will create potential for additional dwelling units.

Section 50.3.3:

The subject property is not located within the Coastal Zone, therefore no Local Coastal Plan Amendment will be required.

Section 50.3.4:

The proposed amendment will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.